




# MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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## MEMORANDUM

**TO:** The Governing Board

**FROM:**  Joseph T. Edmiston, FAICP, Executive Officer

**DATE:** March 2, 2005

**SUBJECT:** **Agenda Item X: Consideration of resolution authorizing acquisition of tax defaulted properties in Los Angeles County pursuant to Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code that are contained within Chapter 8 Agreement Nos. 2361, 2364, 2367, and 2412 and authorizing acceptance of donations and public funding to acquire said properties.**

Staff Recommendation: That the Governing Board authorize acquisition of tax defaulted properties in Los Angeles County pursuant to Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code that are contained within Chapter 8 Agreement Nos. 2361, 2364, 2367, and 2412 and authorizing acceptance of donations and public funding to acquire said properties.

Background: The Mountains Recreation and Conservation Authority (MRCA) has reserved many Los Angeles County tax defaulted parcels prior to their being offered at public auctions. The parcels contained within Chapter 8 Agreement numbers 2361, 2364, and 2367 were reserved by the MRCA from the August 2003B auction, and the parcels within Chapter 8 Agreement number 2412 were reserved from the February 2004A auction.

The Treasurer and Tax Collector's office requested that the Agreements be signed and submitted immediately. If they are not submitted within a reasonable time, then the reservation of the subject parcels would be lost until the next auction and an additional year of taxes would be added. Typically it takes approximately ten months from the time a Chapter 8 Agreement is signed until payment is due to the County.

The complete list of properties for the subject Agreements includes 31 parcels, comprising over 545 acres with a total cost of \$503,792. The City of Los Angeles

has one Agreement under its jurisdiction. Likewise, Supervisorial District 3 has one Agreement under its jurisdiction and Supervisorial District 5 has two Agreements under its jurisdiction.

The attached two-page table lists the properties reserved by the MRCA, their respective Chapter 8 Agreement number, the cost of each parcel, number of acres, jurisdiction, and a brief note to identify their location. Each parcel is shown in the accompanying set of aerial maps.

**Agreement No. 2364**

Agreement No. 2364 contains one parcel comprising 0.77 acres for a total cost of \$16,188. This parcel is located within the City of Los Angeles. This parcel lies at the end of Wornom Avenue in Shadow Hills. It is part of a large undeveloped section of Shadow Hills that lies between Wheatland Avenue and Sunland Boulevard. Funds to acquire this parcel will be totally provided by Shadow Hills Property Owners Association. The adjoining Shadow Hills property owner has agreed to do the minimal required brush clearance.

**Agreement No. 2367**

Agreement No. 2367 contains one parcel comprising 0.50 acres for a total cost of \$2,776. This property is under the jurisdiction of Supervisorial District 3. This parcel is located near the end of Zuniga Road and just north of Fritz Meier Zuniga open space. No brushing is required. This property will be funded by private donations or a possible Proposition 50 grant from the Santa Monica Mountains Conservancy.

**Agreement No. 2361**

Agreement No. 2361 contains eleven parcels comprising 124.21 acres for a total cost of \$100,620. These properties are under the jurisdiction of Supervisorial District 5. This agreement contains three properties in Chiquito Canyon. It also contains a parcel east of Tick Canyon and a large parcel that lies adjacent to Placerita Canyon Road and Golden Valley Ranch open space. There are also several parcels near the Angeles National Forest in Acton and several more near Escondido Creek. Minimal brushing will be required on only one of the parcels. This brushing totals less than 0.25 acres and the area has been cleared annually for at least the last 15 years. All parcels in this agreement will be acquired using the Pardee- Fair Oaks mitigation fund money anticipated to be returned by the Los Angeles County Regional Park and Open Space District.

**Agreement No. 2412**

Agreement No. 2412 contains eighteen parcels comprising 420.21 acres for a total cost of \$384,208. These properties are under the jurisdiction of Supervisorial District 5. The parcels are located near Bouquet Canyon, along southern edge of Palmdale, near the Angeles National Forest in Acton, Big Rock Creek, along Upper Big Tujunga Canyon Creek in the Angeles National Forest (an inholding), south of San Martinez Grande in Val Verde, and several parcels are near Escondido Canyon south of State Route 14. The agreement

also contains two demonstrably more expensive parcels along Agua Dulce Canyon Road that are integral for wildlife movement between the San Gabriel and Sierra Pelona Mountains. No brushing is required for any of the parcels. With the exception of the two Agua Dulce Canyon parcels, all of these properties are expected to be funded by the earlier referred, expected reimbursement of the Pardee-Fair Oaks mitigation fund. The two Agua Dulce parcels are anticipated to be funded by a combination of Wildlife Conservation Board money, in lieu mitigation fees, and 5<sup>th</sup> District Proposition A Big Five Excess Funds.